

**Item:** ORD 08-11  
**Fiscal Impact:** N/A  
**Funding Source:** N/A  
**Account #:** N/A  
**Budget Opening Required:** ☐

**ISSUE:**

Application: #Z-17-2007  
Applicant: Lightsource Development, LLC  
Location: Approximately 2978 South Redwood Road  
Size: 5.14 acres

**SYNOPSIS:**

Change zone from 'A' (agriculture) to 'C-2' (general commercial).

**BACKGROUND:**

Lightsource Development, LLC has submitted a zone change application for a 5.14 acre parcel located at 2978 South Redwood Road from A (agriculture, minimum lot size ½ acre) to C-3 (transitional commercial). The property is classified as light manufacturing, general commercial, or office in the General Plan. Surrounding zones include C-3 to the north, M (manufacturing) to the west, A to the south, and R-1-8 and R-1-6 to the east. Surrounding land uses include a light industrial development to the north, the Lake Pointe office park to the west, power lines to the south, and single family homes to the east on the other side of Redwood Road.

If this rezone is approved, the applicant plans to develop the property to include a psychiatric hospital on the west portion of the property and two pad sites along Redwood Road. At this point, no users/tenants have been identified for the pad sites. Attached to this issue paper is a document from the applicant entitled Ascent Salt Lake City and is a 3 page description of the proposed facility. According to the applicant, 95% of the patients that come to the facility will come voluntarily.

A hospital is a permitted use in the C-3 Zone and a conditional use in the C-2 Zone. The Planning Commission recommended approval of the C-2 Zone instead of C-3 so that they could review the application as a conditional use.

The Council held a public hearing on this application on February 12<sup>th</sup>, 2008. At the request of the applicant, the Council continued this application to no date certain to allow the applicant time to resolve issues with the property purchase. The applicant has now closed on the property.

**SUBMITTED BY:**

Joseph Moore, CED Director  
Steve Pastorik, Long Range Planning Manager